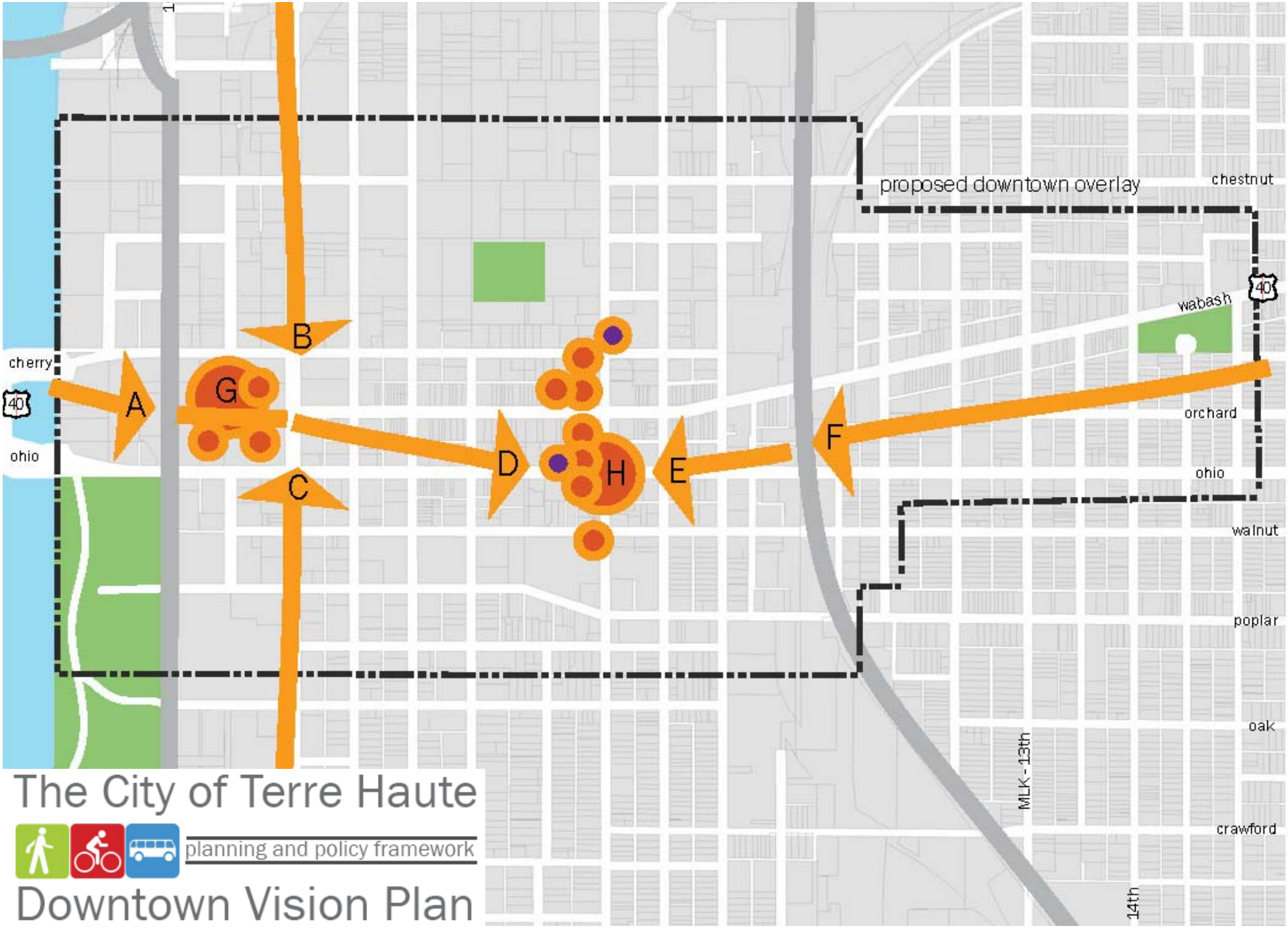


The City of Terre Haute

planning and policy framework

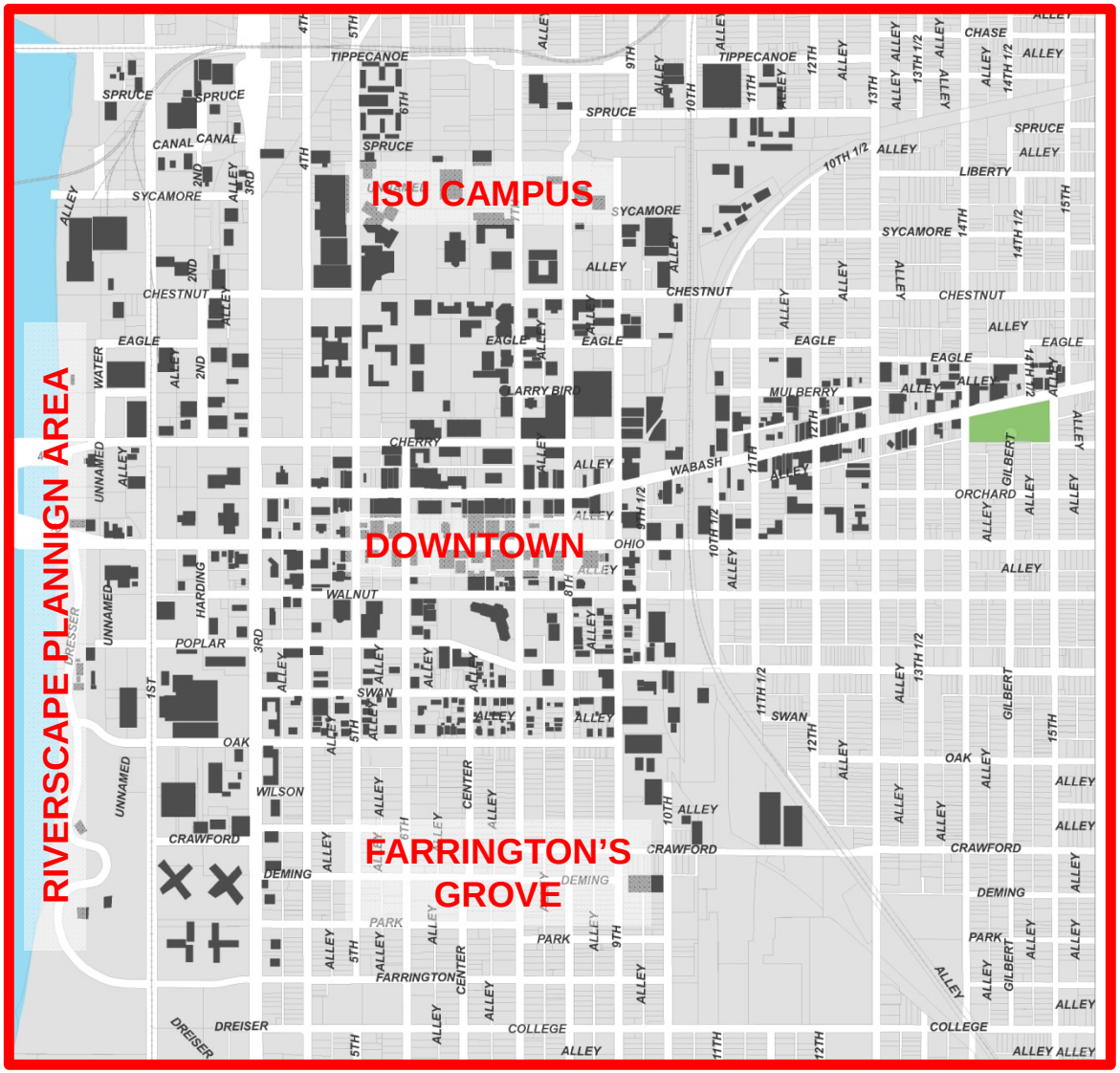
Downtown Vision Plan

ska storrow kinsella TERRE HAUTE A LEVEL ABOVE

Study Area

Focus on Downtown and its Context

- Downtown TIF District
- ISU Campus
- Farrington's Grove
- Riverscape Planning Area



Downtown Terre Haute Today

The Courthouse Anchors Downtown

Vision Statement

Downtown Terre Haute will be an attractive, festive, and viable activity center for the city, county and Illiana region, also offering a desirable mix of housing, employment, and living-working amenities for new downtown residents, businesses, students and visitors.

Anchored by its business and financial institutions, Indiana State University, the Government Square and River Plaza, Downtown will feature Terre Haute's visitor and cultural destinations, Arts District, specialty shops and unique services.

The Downtown will be distinguished by its historic authenticity and heritage assets, preserved and strengthened by the strategic infill of new mixed-use development that enhances a traditional urban character and pedestrian friendly streetscape.

Downtown will be diligent in forging new public policies toward sustainability, green technologies, and multiple modes of transportation, and become an inspirational model for partnerships, citizenship, and community building that instills a source of pride for the city and state.

Regional Context

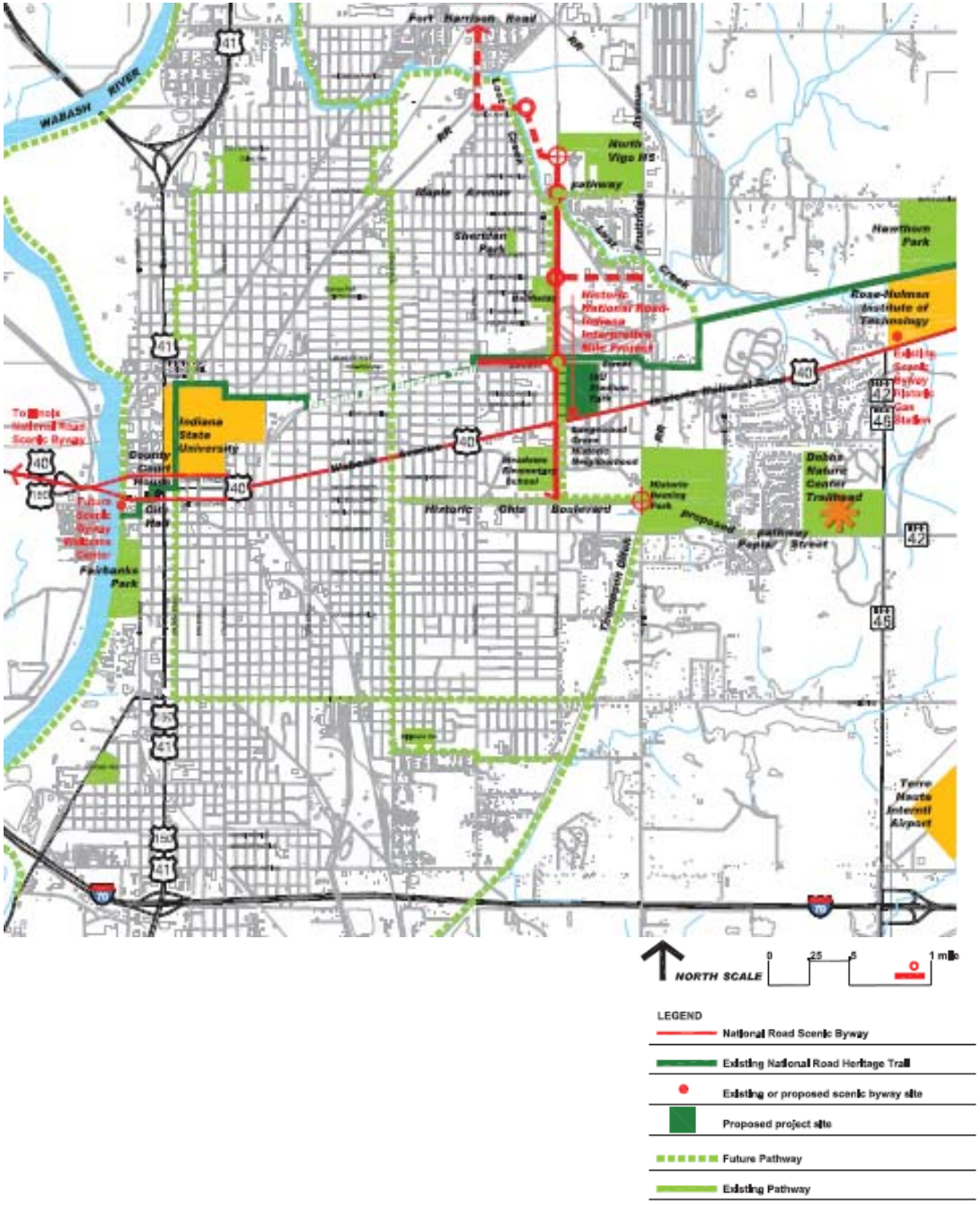
Regional Influences on Travel Flows

- Deming Park
- Terre Haute International Airport
  - Rose Hulman
  - Hospital
  - Collette Park
  - ISU

Major Travel Corridors

  - Route 40 & Route 41
  - I-70
  - Greenways & Trails

Wabash River Crossings



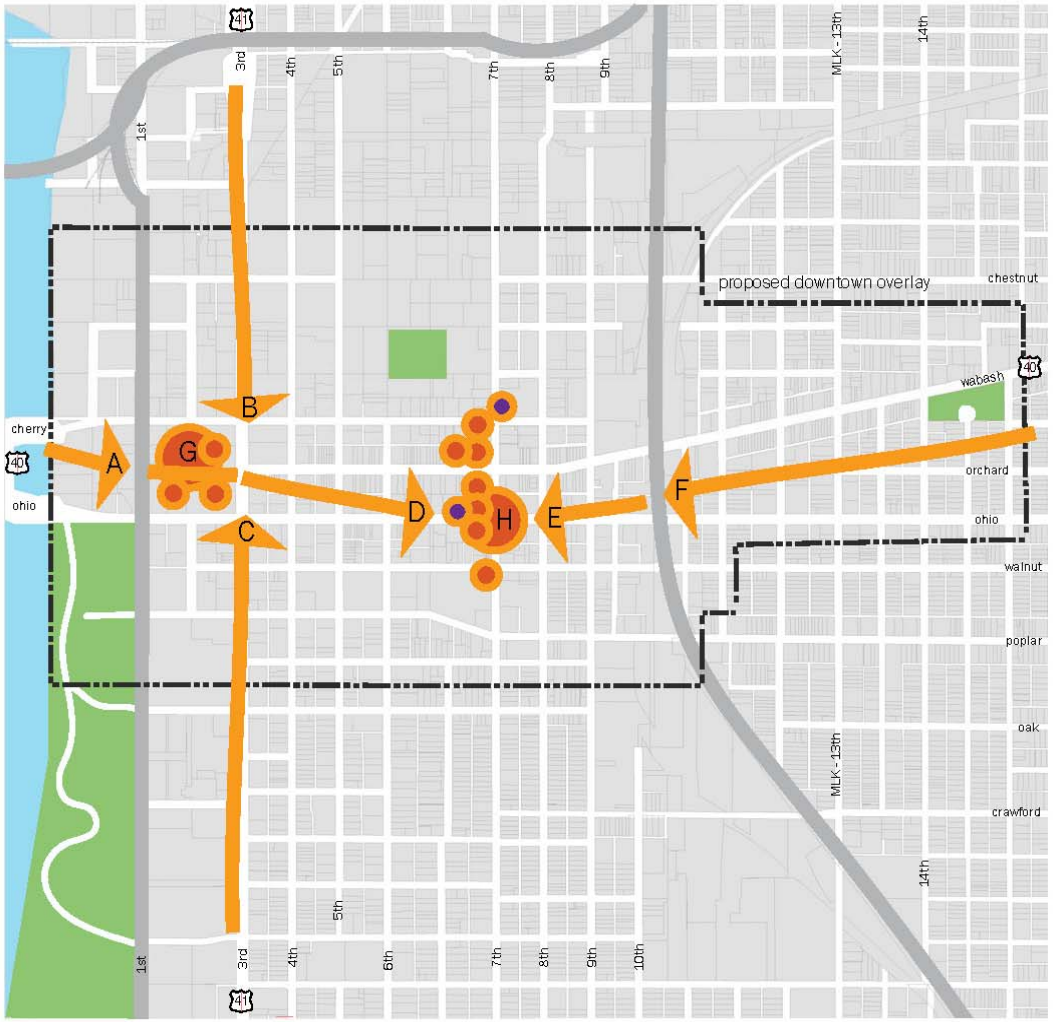
Downtown Travel Flows

Destination Patterns

- North-South and East-West travel
- 40 and 41
- Parking/Transit Hubs
- Wabash Crossings

Place Based Transportation

- Go to Downtown rather than through Downtown
- Two key centers or district nodes
  - Government Square
  - Arts Corridors



Economy: Goal

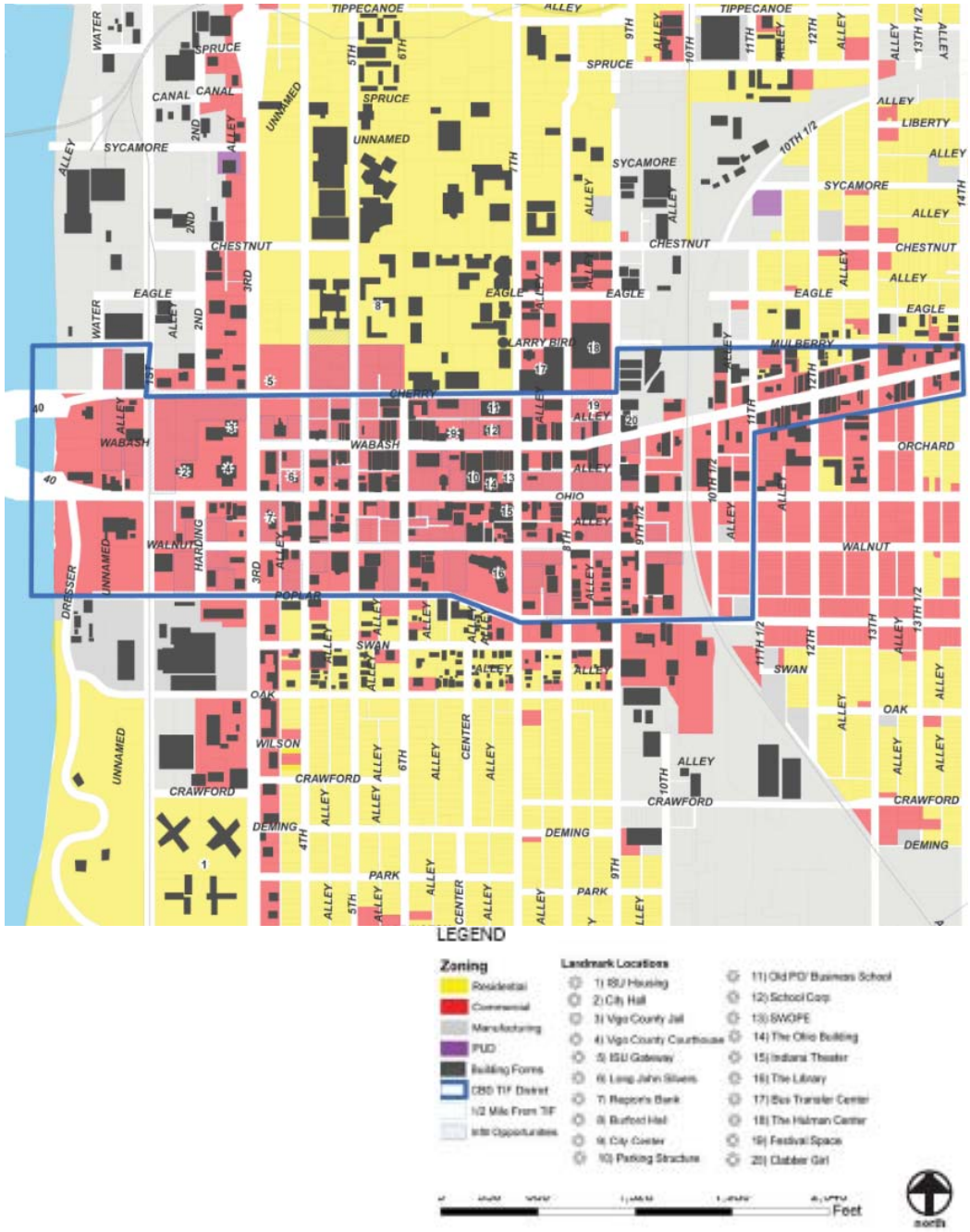
Ensure that Downtown is well positioned for current and prospective business/residential development by identifying needs, opportunities and parameters, promoting amenities and incentives, and fostering transparency in the marketplace.

Strengths

- TIF District
- City Grid Structure/Street Patterns
- Historic Buildings

Opportunities

- Improve Street Frontage
- Mixed Use Development
- Improve Zoning for Mixed-Use & Development Ready



Economy:
Targeted Development

3rd Street Corridor

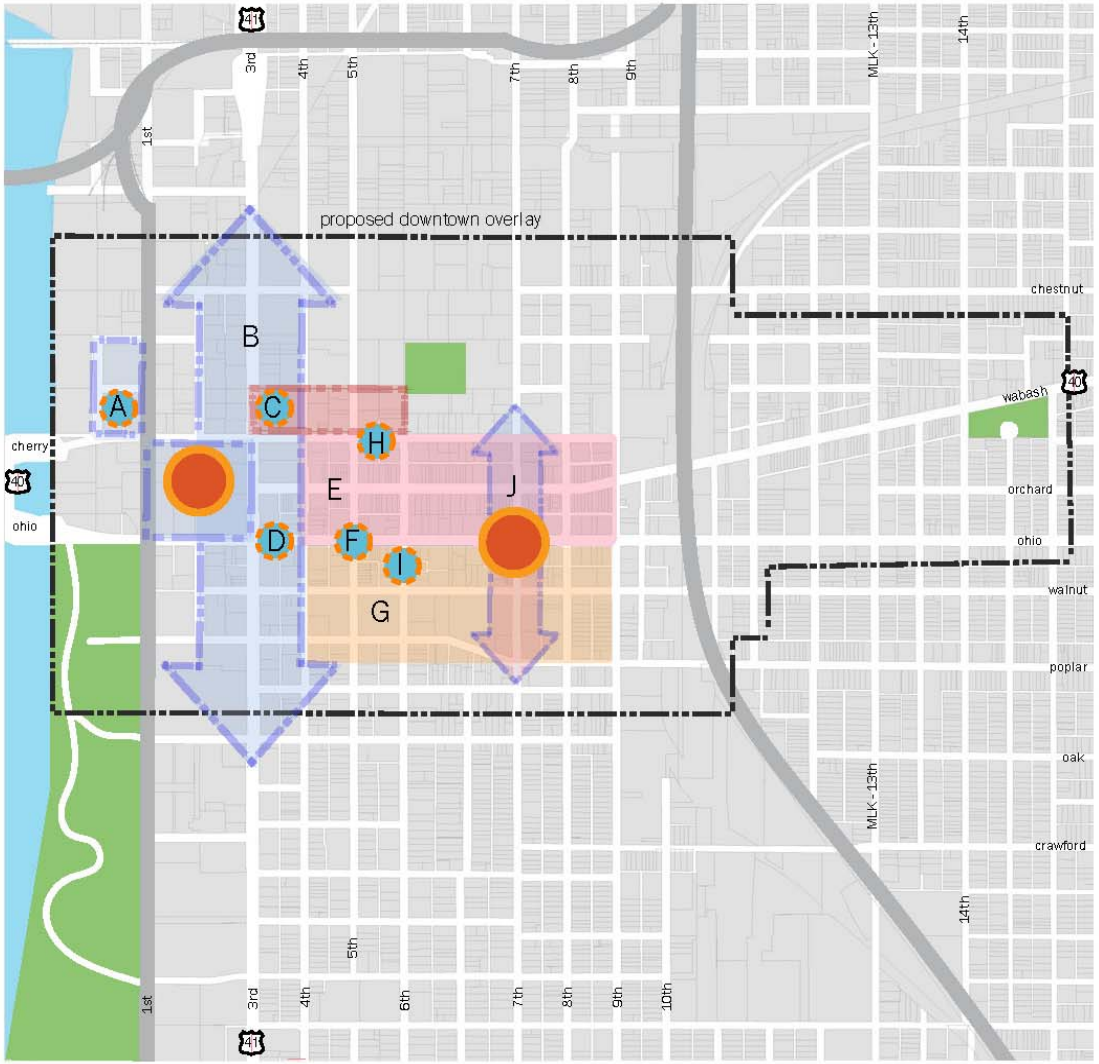
- Targeted redevelopment corridor opportunity
- Downtown focus tied with nodes and site development opportunities

Arts Corridor

- Continued focus for downtown development
- Node development

Frontage improvement priorities

- Wabash/Cherry
- Ohio/Walnut



LEGEND

symbols

- opportunities
- district nodes
- railroads
- open space

key labels

A - public redevelopment area
B - 3rd st redevelopment corridor
C - ISU redevelopment area
D - ohio & 3rd opportunities
E - priority frontage area
F - ohio redevelopment area
G - frontage opportunities
H - cherry redevelopment area
I - walnut/6th redevelopment area
J - priority arts corridor area

0 1320 feet north

Economy: Performance Zones

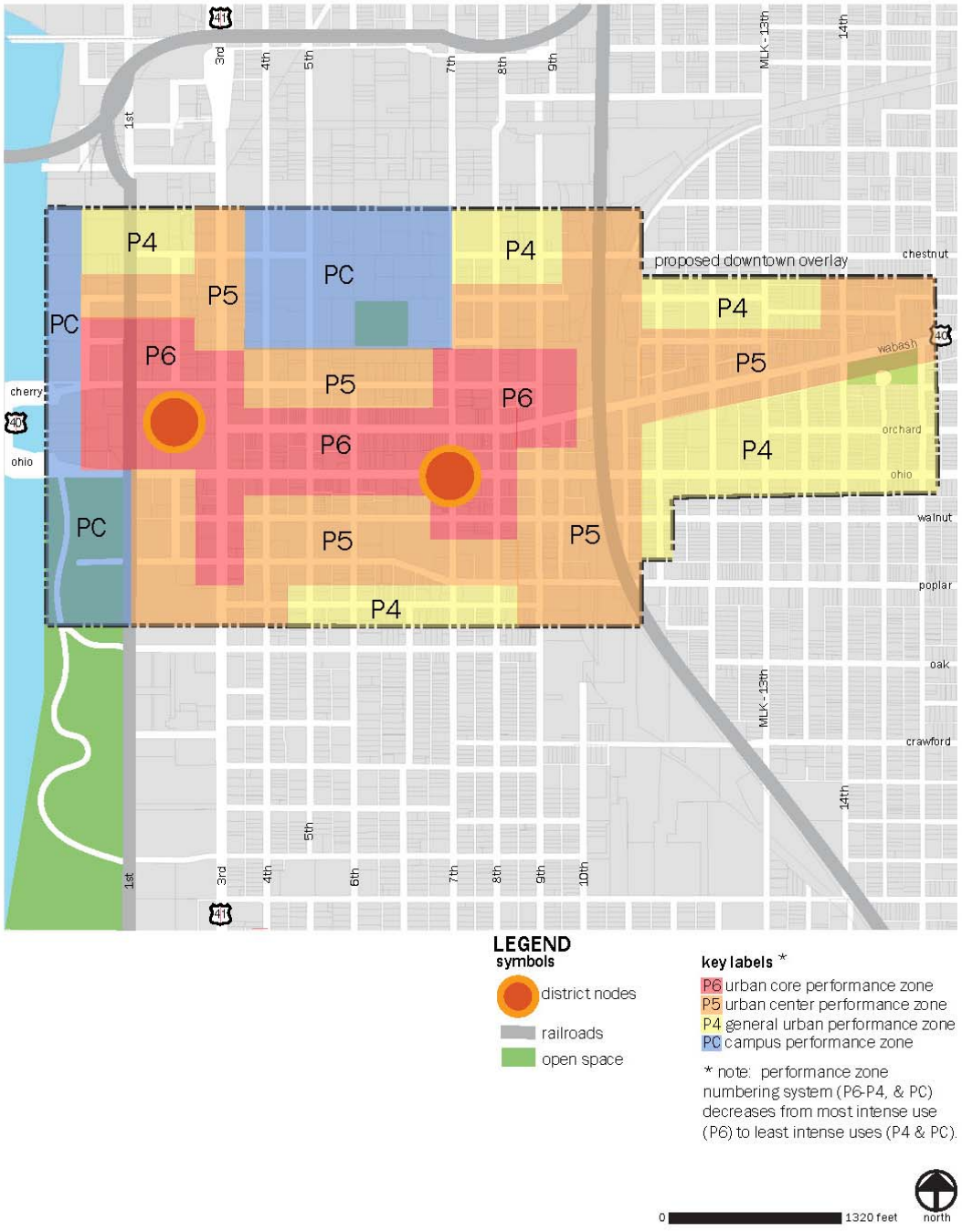
Direct Economic Policy

Create design and policy regulation

Form based zoning

Priority development policies and areas

- Public Private Partnerships
- Infrastructure Investment
- TIF Revenue Investment



Economy :
Immediate Actions

Action 1.1.2: New Downtown Residents.(CL Policy)

Action 1.1.3: New Downtown Businesses. (CL Policy)

Action 1.2.2: Target Retail and Entertainment Uses (CL Policy)

Action 1.5.1: Downtown and Form-Based Overlay (RFP Project)

Action 1.5.2: Expand Downtown Overlay - East TIF and ISU (RFP Project)

Action 1.8.5: Parking Structures, Bicycle parking and Near District Nodes. (RFP Policy)

Action 1.9.1: Improve Street Frontage and Impact Study (RFP Project)

Action 1.10.1: Strategize with Partners (i.e. Arts Illiana, ISU, ArtSpaces). (CL Policy)

Placemaking: Goal

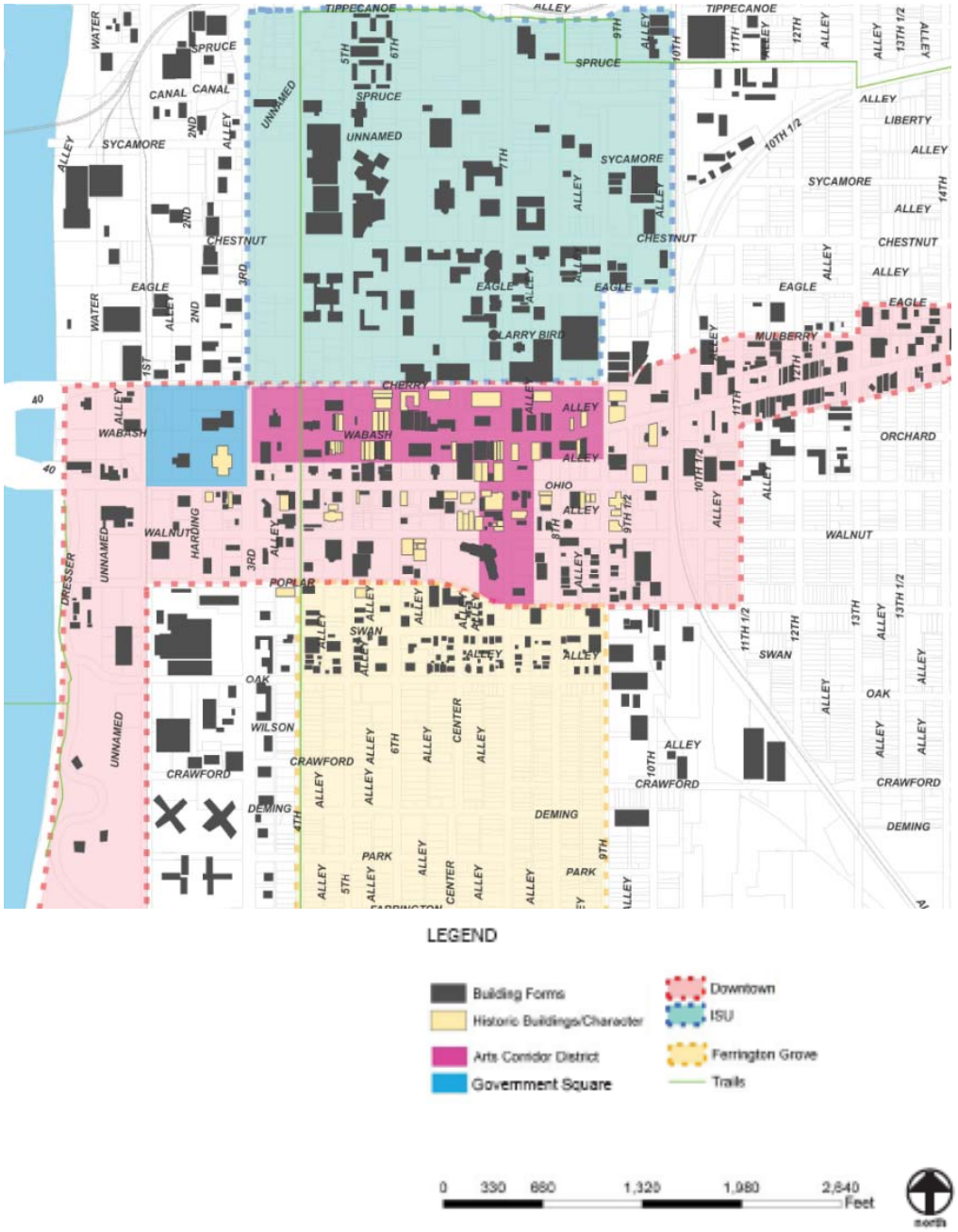
Restore and improve the quality of place for downtown with a focus on design of architecture, infrastructure, signage, and interest features to unify the district experientially and support themes of urban lifestyle, cultural heritage, entertainment and the arts.

Strengths

- Arts Corridor
- ISU
- Farrington's Grove

Opportunities

- Government Square
- Brewery District
- East TIF



Placemaking: Nodes and Walkability

Walkablility ¼ mile radius

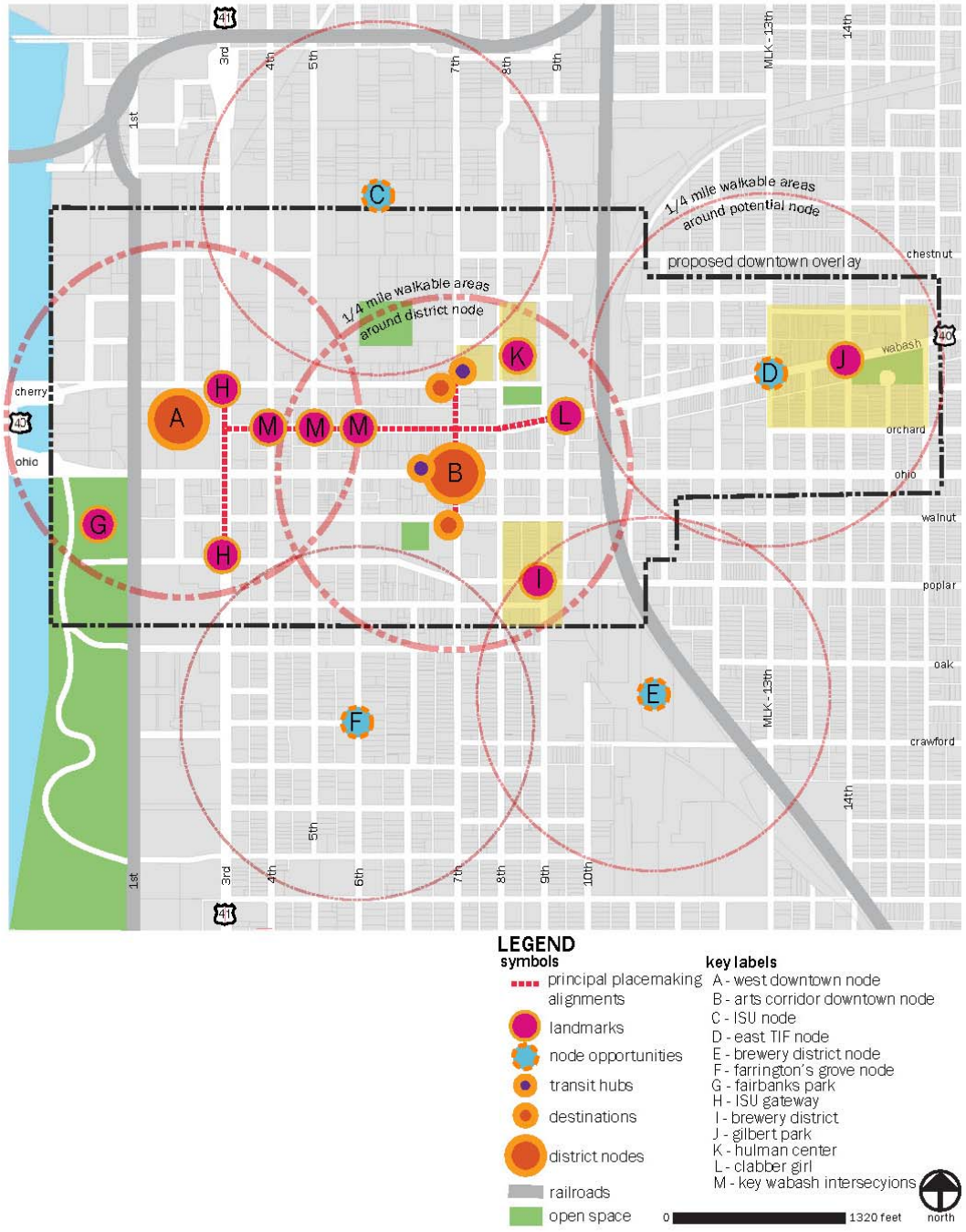
- East – Arts Corridor
- West – Government Square

Placemaking Alignment

- Driven by important downtown landmarks

Future Walkable District Connections

- ISU
- East TIF
- Brewery District
- Farrington's Grove



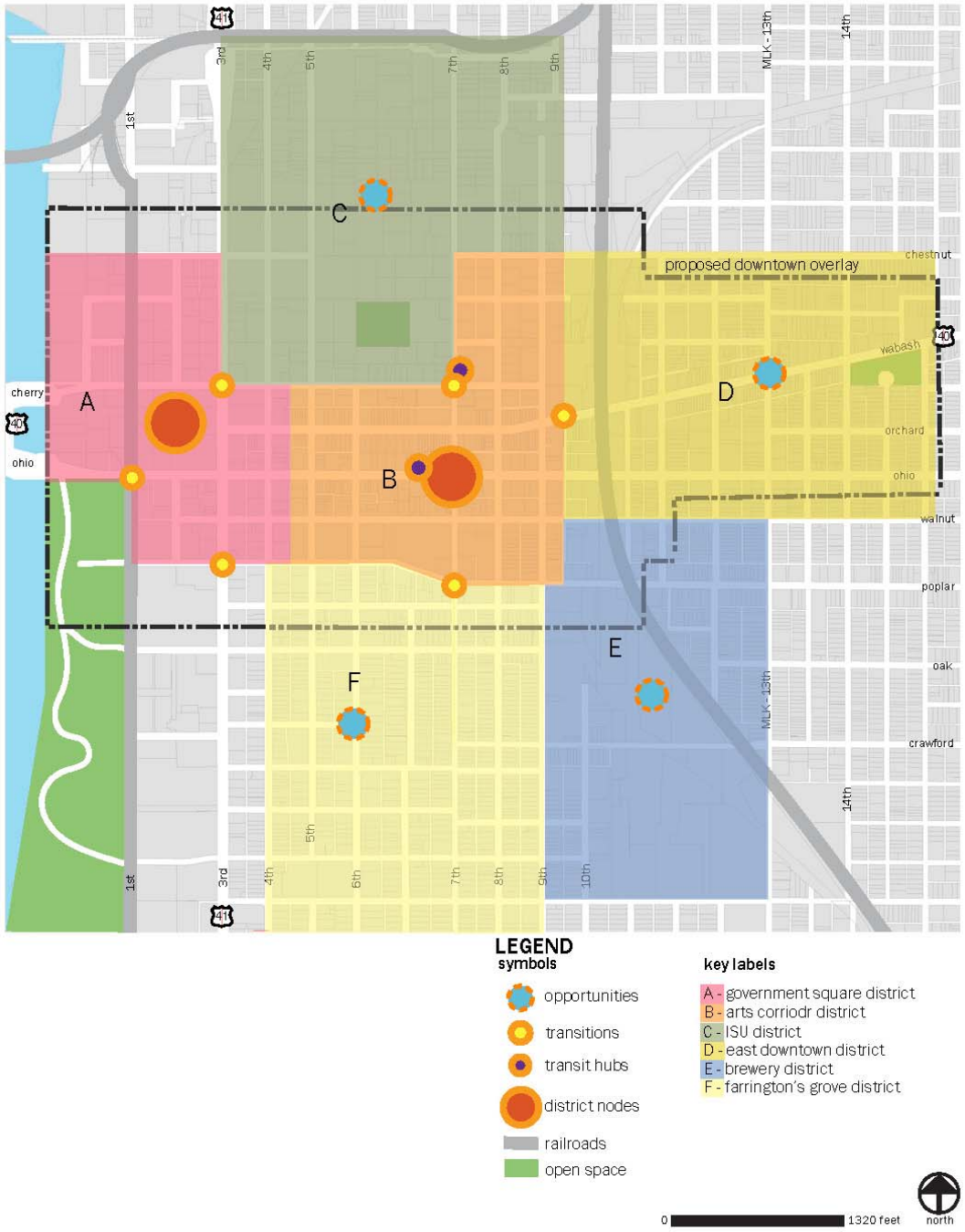
Placemaking: Districts and Overlays

Create Walkable Districts
- Arts Corrridor district
- Government Square

Gateways
- District edges

Design Guidelines
- District Character

District Nodes
- District Center
- Transportation & parking focus
- Economic development focus



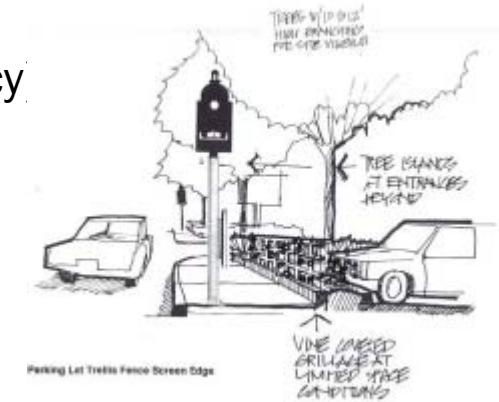
Placemaking:
Immediate Actions

Action 2.1.10: Review/Revise UDO (RFP Project)

Action 2.2.2: Arts Corridor Node. (RFP Project)

Action 2.2.4: Indiana Theater Planning. (CL Policy)

Action 2.3.1: Meeting Schedule with ISU and Downtown. (RFP Policy



Action 2.3.2: Meeting schedule with Riverscape and Downtown to plan areas within the Downtown District (CL Policy)

Action 2.3.5: Transparent Process and Public Involvement (RFP Policy)

Action 2.4.4: Form Downtown Development Review Board for Downtown Overlay

Action 2.5.1: Designate Public Spaces (RFP Project)

Action 2.6.3: Indiana Theatre Restoration. (CL Policy)

Placemaking: Immediate Actions

Action 2.7.1: Design Guidelines That Include Multi-Modal Guidelines. (RFP Project)

Action 2.7.4: Locate Key Areas for Pedestrian Features. (RFP Project)

Action 2.8.1: Differentiate Urban Infill Design Guidelines from Form-Based Zoning Standards for the City Zoning Administrator. (RFP Project)

Action 2.8.2: Create Overlay Descriptions Standards Design Guidelines. Coordinate with Historic Criteria. (RFP Project)

Action 2.8.3: Graphic Plans for a Reestablished "Street Wall" with focus on Corner Properties and Priority Areas. (RFP Project)

Action 2.8.4: Solve Vacant Storefront Issues Along Wabash. (CL Policy)

Action 2.8.5: Define Rules the Downtown Development Review Board for Remodeling Consultations. (RFP Policy)

Clean & Green: Goal

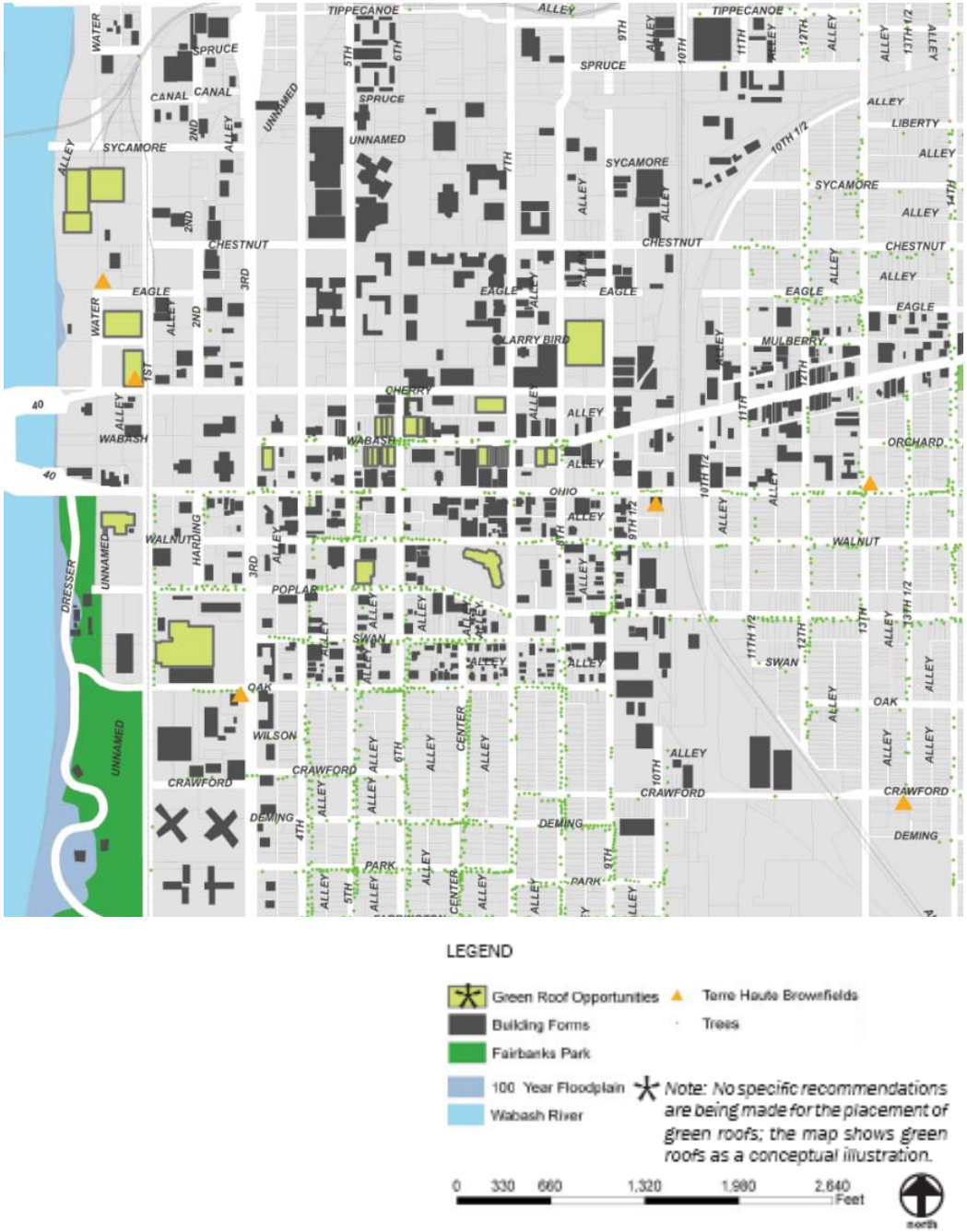
Provide opportunities for residents and businesses to live, move, and create in downtown with reduced impact on the environment in support of Terre Haute's efforts in defining, demonstrating, and embracing eco-friendly living and emerging clean energy technologies.

Strengths

- Fairbanks Park
- Wabash River
- Street Trees

Opportunities

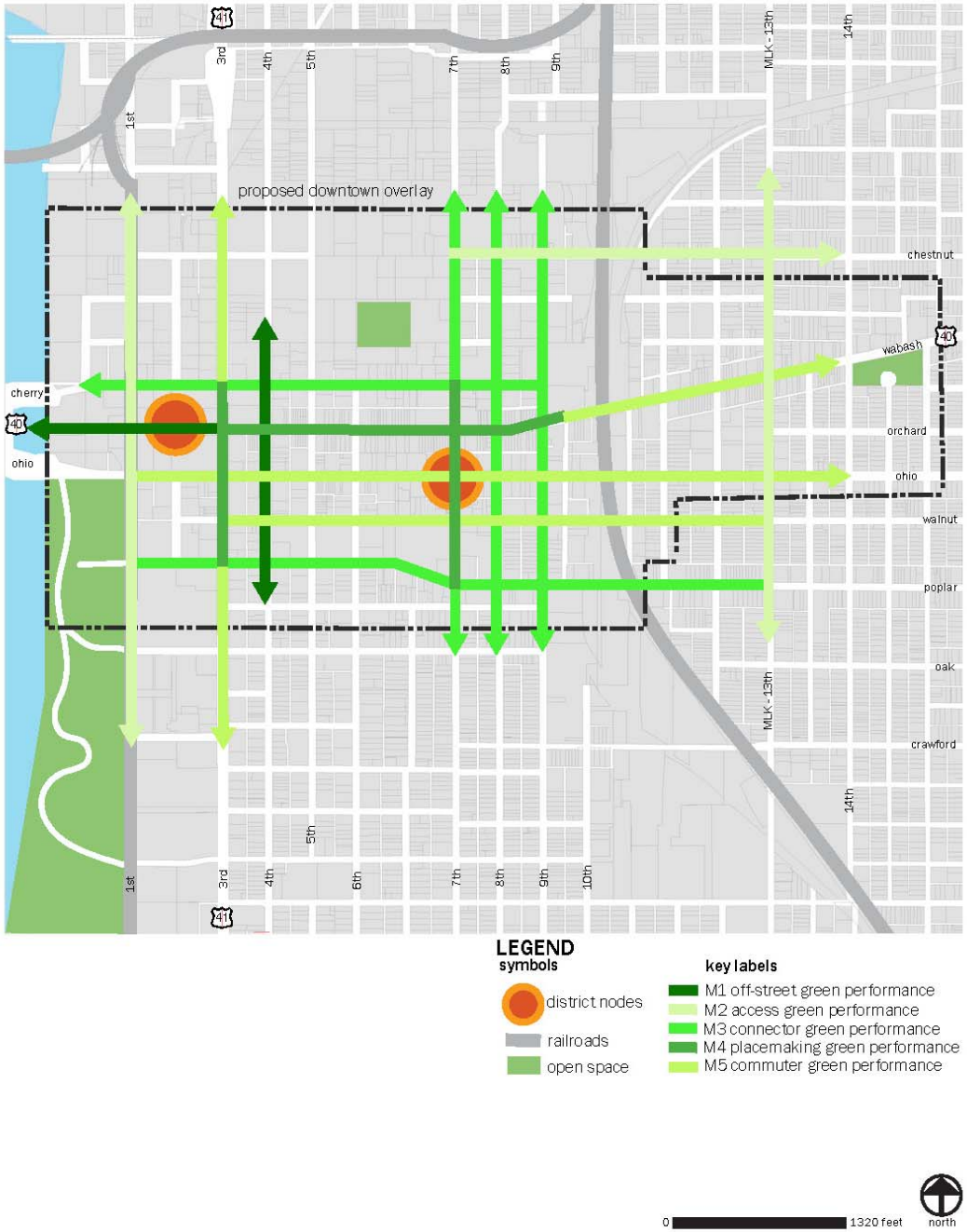
- Green Roofs
- Stormwater Infiltration
- Rain Gardens & Recycling



Clean & Green: Performance Corridors

Corridor Performance Guidelines

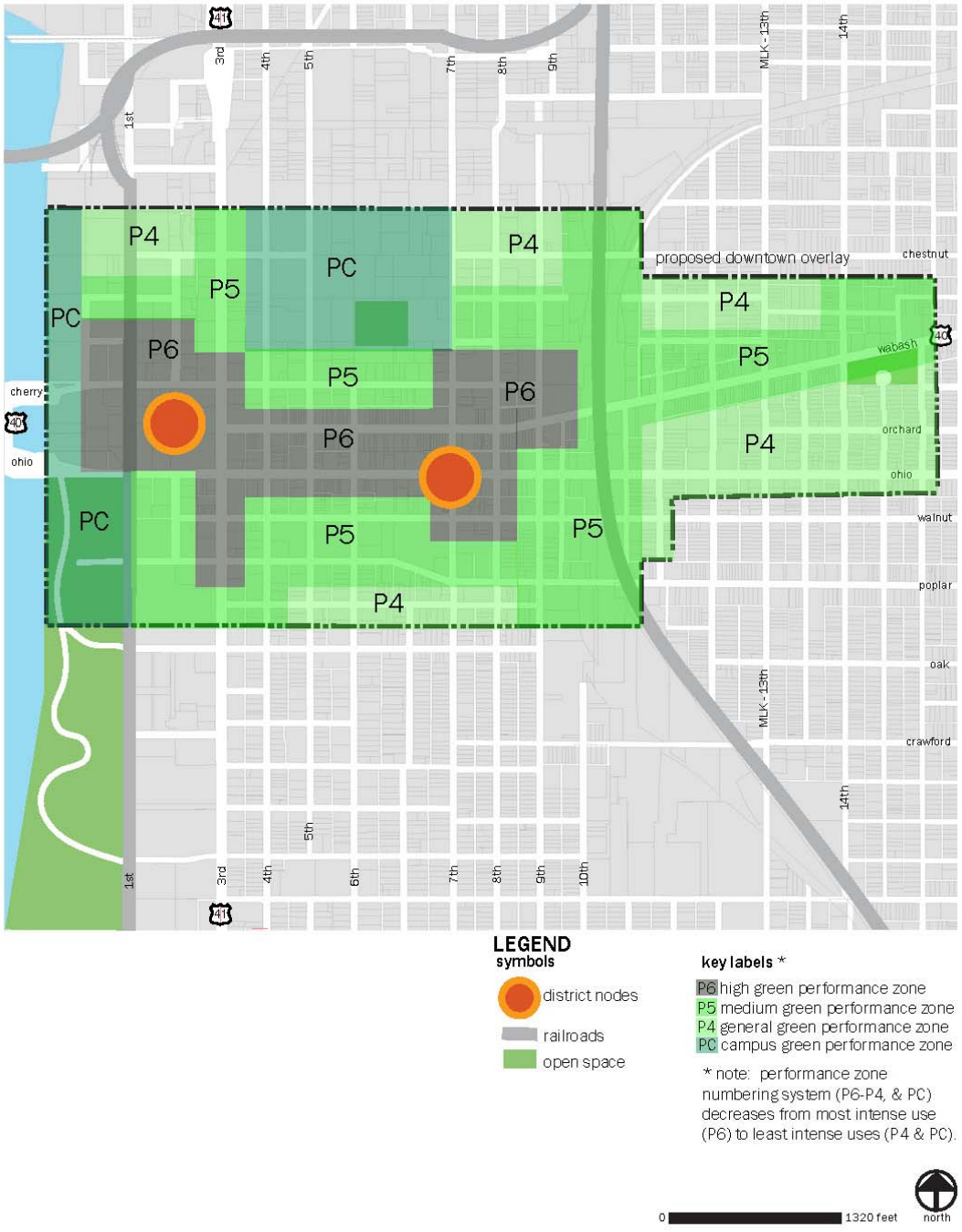
- Establish performance criteria for green infrastructure
- Street Trees, Shrubs, and Raingarden Design
- Stormwater Infrastructure
- Multi-Modal Environmental Performance



Clean & Green: Performance Zones

Performance Zone Guidelines

- Establish performance criteria for green infrastructure
- LEED buildings
- Historic Rehab
- District Power
- Green Roofs
- Stormwater Infiltration



Clean & Green: Immediate Actions

Action 3.3.4: Define a Recycling Program for Businesses. Negotiate with Hauler on Recycling Details. (CL Policy)

Action 3.4.1: Develop a Bicycle Sharing Program. (CL Policy)

Action 3.4.2: Promote Neighborhood and Business Recycling. (CL Policy)

Action 3.4.4: Incentivize Business Owners to Participate in Waste Reduction Program. (CL Policy)

Transportation: Goal

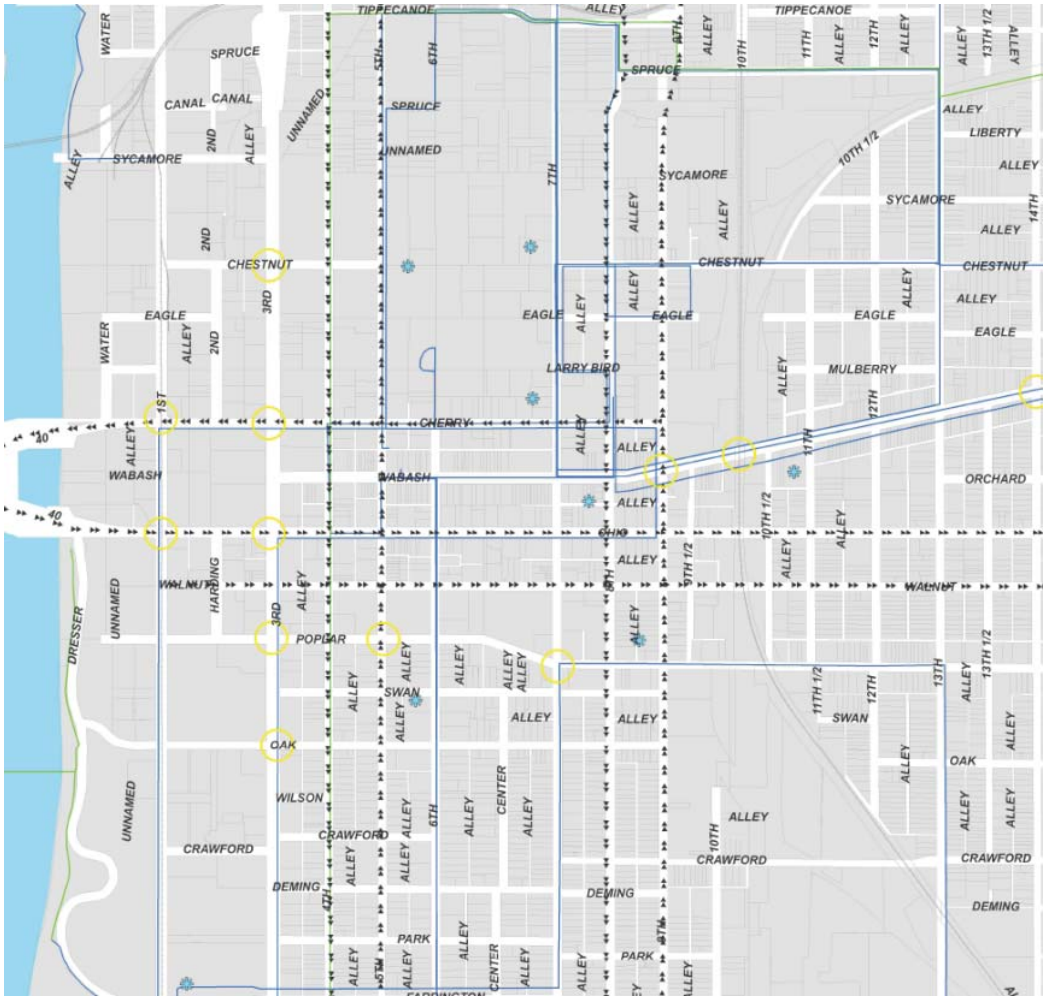
Examine the current utilization of public right-of-way and identify opportunities to improve accessibility, signage, parking, movement and flow for all modes of transportation, while respecting the unique character of the Downtown.

Strengths

- 4th Street Bike Trail
- Bus Service
- Multi-Modal Facility

Opportunities

- Gateways
- Traffic Circulation
  - One Way/Two Way
  - Turning Movements
- Transit Circulator



LEGEND

- Bus Stops
- Gateway Opportunities
- Trails
- Bus Routes
- One Way Traffic Flow
- Flow Direction
- Building Forms

0 330 660 1,320 1,980 2,640 Feet

north

storrow kinsella TERRE HAUTE A LEVEL ABOVE

Transportation: Travel and Mode Flows

Place-Based Planning to Serve the District Nodes

Convert to Two-Way Where Possible

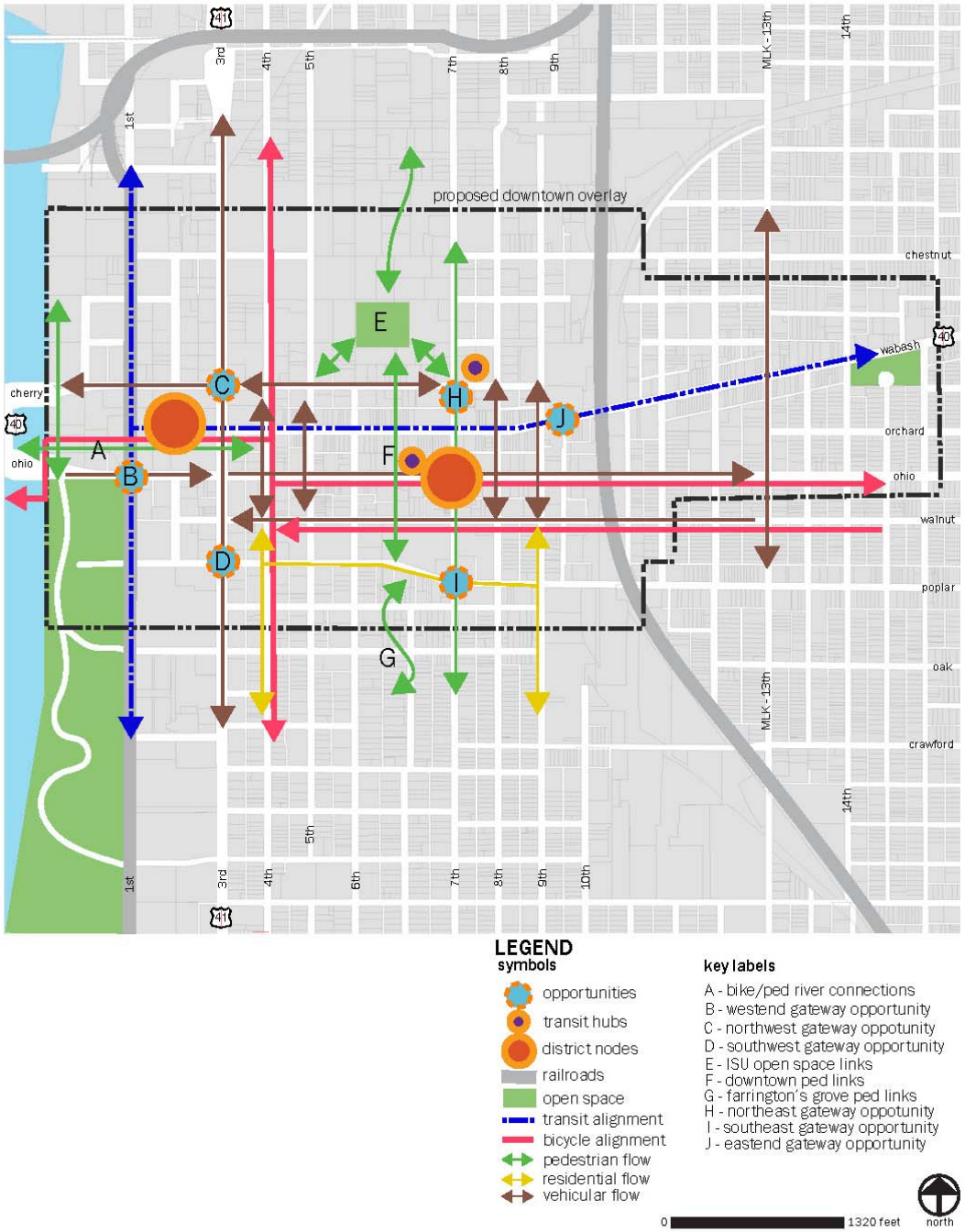
Improve/Create Bicycle Flow

Improve/Create Pedestrian Flow

Create Regional Transit/Trolley

Improve Permeability of Corridors

Prioritize Neighborhood Travel Flows and District Edges



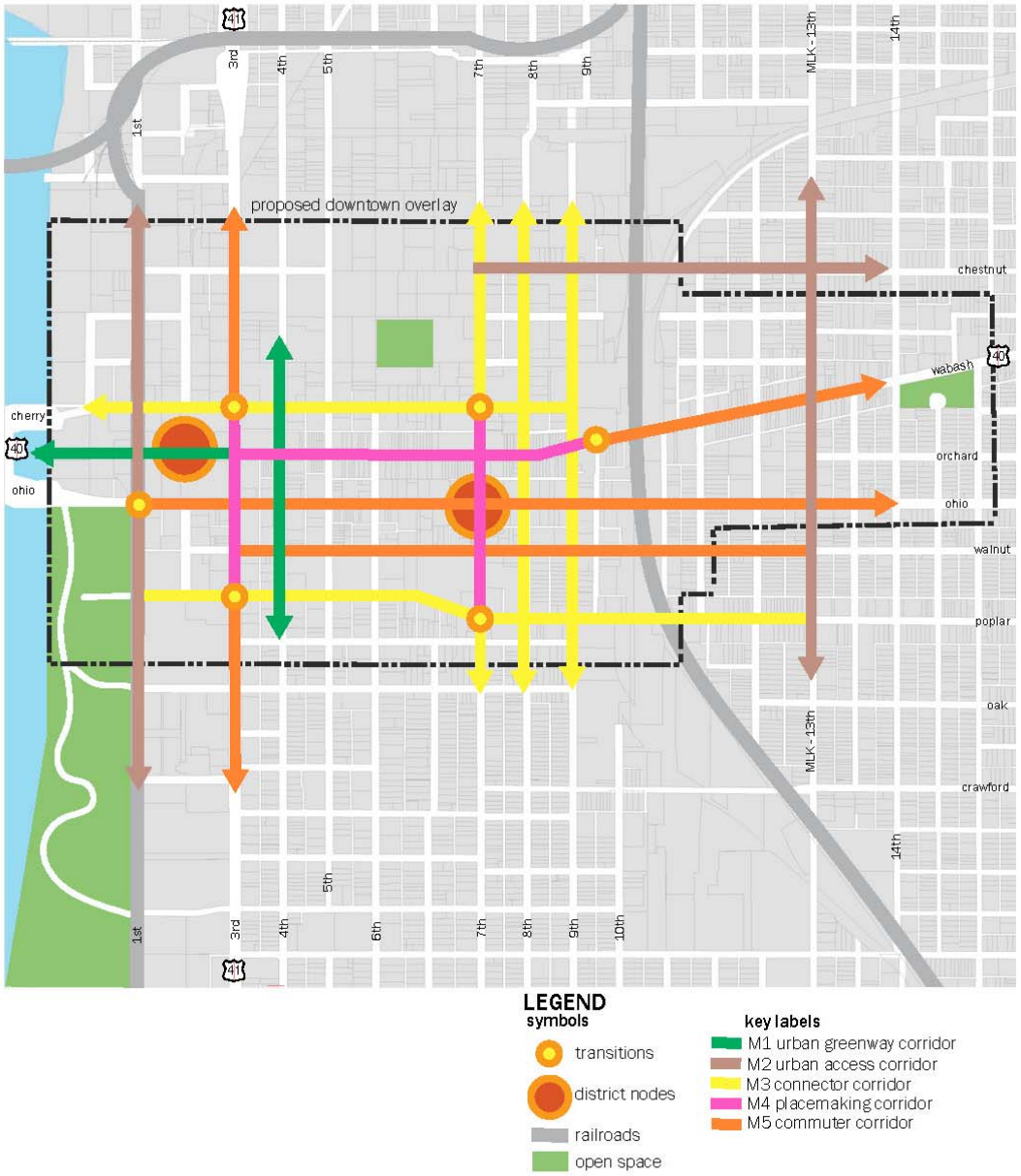
Transportation: Multi-Modal Performance

Corridor Performance Design Guidelines

Corridors to Serve Economic Performance of Adjacent Land Uses

Prioritize Multi-Modal Use of Public Right of Way in Downtown

Focus Infrastructure Investment Based on Corridor Function



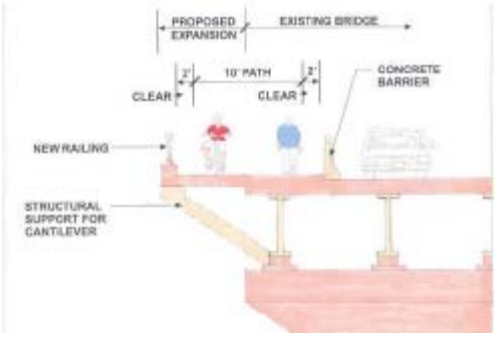
0 1320 feet north

Transportation: Immediate Actions

Action 4.2.2: Improved Pedestrian Connection for the River: Bridge, 3rd St, Fairbanks Park to Chestnut Street. (RFP Project)

Action 4.2.3: Open up Walkways Between Downtown and the ISU Campus. (RFP Project)

Action 4.3.1: Support Transit by Posting Identifiable Bus Routes and Schedules at Key Locations. (CL Policy)



Plan Implementation

Priority

- Immediate: integrate into current workplan (1-2 Years)
- Near Term: 2-4 Years
- Short Term: 3-5 Years

Revise schedules and update workplans

Kickoff

- Community Lead – to be integrated into workplans
- RFP – To be targeted for development and integrated capitol improvement planning and budgeting

Action Types

- Project - Generally capital improvements or design themes.
- Policy – Generally programming themed and community focused.

Action Plan Implementation Table

Action #	Priority	Kickoff	Action Type
1.1.1	Short-Term	RFP	Project
1.1.2	Immediate	CL	Policy
1.1.3	Immediate	CL	Policy
1.1.4	Near-Term	RFP	Project
1.1.5	Short-Term	RFP	Project
1.1.6	Short-Term	RFP	Project
1.2.1	Short-Term	CL	Policy
1.2.2	Immediate	CL	Policy
1.2.3	Short-Term	CL	Policy
1.2.4	Near-Term	CL	Policy
1.2.5	Short-Term	CL	Policy
1.2.6	Near-Term	CL	Policy
1.2.7	Short-Term	RFP	Policy
1.3.1	Short-Term	CL	Policy
1.3.2	Near-Term	CL	Policy
1.3.3	Near-Term	CL	Policy
1.3.4	Near-Term	RFP	Policy
1.4.1	Short-Term	CL	Policy
1.4.2	Near-Term	CL	Policy
1.4.3	Near-Term	CL	Policy
1.4.4	Short-Term	CL	Policy
1.4.5	Short-Term	CL	Policy
1.4.6	Near-Term	CL	Policy
1.4.7	Near-Term	CL	Policy
1.4.8	Short-Term	CL	Policy
1.5.1	Immediate	RFP	Project
1.5.2	Immediate	RFP	Project
1.5.3	Near-Term	RFP	Project
1.5.4	Short-Term	RFP	Project
1.6.1	Short-Term	CL	Policy
1.6.2	Near-Term	CL	Policy
1.6.3	Near-Term	RFP	Policy
1.6.4	Short-Term	CL	Policy
1.6.5	Short-Term	CL	Policy
1.6.6	Near-Term	CL	Policy
1.7.1	Near-Term	RFP	Project

Figure 57

CL = Community Leadership
RFP = Request for Proposal

Action Plan Implementation Table (Cont)

Action #	Priority	Kickoff	Action Type
1.7.2	Near-Term	RFP	Project
1.7.3	Short-Term	RFP	Project
1.7.4	Short-Term	RFP	Project
1.7.5	Near-Term	RFP	Project
1.8.1	Near-Term	RFP	Project
1.8.2	Short-Term	RFP	Policy
1.8.3	Near-Term	RFP	Project
1.8.4	Short-Term	RFP	Policy
1.8.5	Immediate	RFP	Policy
1.9.1	Immediate	RFP	Project
1.9.2	Short-Term	CL	Policy
1.9.3	Short-Term	CL	Policy
1.9.4	Short-Term	RFP	Project
1.9.5	Short-Term	RFP	Project
1.9.6	Short-Term	RFP	Project
1.10.1	Immediate	CL	Policy
1.10.2	Short-Term	CL	Policy
1.10.3	Short-Term	CL	Policy
2.1.1	Near-Term	CL	Policy
2.1.2	Short-Term	RFP	Policy
2.1.3	Short-Term	CL	Policy
2.1.4	Short-Term	RFP	Project
2.1.5	Near-Term	RFP	Project
2.1.6	Short-Term	CL	Policy
2.1.7	Short-Term	CL	Policy
2.1.8	Near-Term	CL	Policy
2.1.9	Short-Term	CL	Policy
2.1.10	Immediate	RFP	Project
2.1.11	Short-Term	CL	Policy
2.2.1	Short-Term	RFP	Policy
2.2.2	Immediate	RFP	Project
2.2.3	Near-Term	RFP	Project
2.2.4	Immediate	CL	Policy
2.3.1	Immediate	RFP	Policy

Figure 58

CL = Community Leadership
RFP = Request for Proposal

Next Steps

Adopt Plan

- Post for public comment
- Summarize comments
- Bring to City Council

Form Plan Implementation Steering Committee

Consider supplemental planning work

- Planning and Policy Blueprint: Maps and Zones
- Planning and Policy Regulations: Regulatory Plan and Design Guidelines

Action Plan Implementation Table

Action #	Priority	Kickoff	Action Type
1.1.1	Short-Term	RFP	Project
1.1.2	Immediate	CL	Policy
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1.1.6	Short-Term	RFP	Project
1.2.1	Short-Term	CL	Policy
1.2.2	Immediate	CL	Policy
1.2.3	Short-Term	CL	Policy
1.2.4	Near-Term	CL	Policy
1.2.5	Short-Term	CL	Policy
1.2.6	Near-Term	CL	Policy
1.2.7	Short-Term	RFP	Policy
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1.3.2	Near-Term	CL	Policy
1.3.3	Near-Term	CL	Policy
1.3.4	Near-Term	RFP	Policy
1.4.1	Short-Term	CL	Policy
1.4.2	Near-Term	CL	Policy
1.4.3	Near-Term	CL	Policy
1.4.4	Short-Term	CL	Policy
1.4.5	Short-Term	CL	Policy
1.4.6	Near-Term	CL	Policy
1.4.7	Near-Term	CL	Policy
1.4.8	Short-Term	CL	Policy
1.5.1	Immediate	RFP	Project
1.5.2	Immediate	RFP	Project
1.5.3	Near-Term	RFP	Project
1.5.4	Short-Term	RFP	Project
1.6.1	Short-Term	CL	Policy
1.6.2	Near-Term	CL	Policy
1.6.3	Near-Term	RFP	Policy
1.6.4	Short-Term	CL	Policy
1.6.5	Short-Term	CL	Policy
1.6.6	Near-Term	CL	Policy
1.7.1	Near-Term	RFP	Project

Figure 57

CL = Community Leadership
RFP = Request for Proposal

Action Plan Implementation Table (Cont)

Action #	Priority	Kickoff	Action Type
1.7.2	Near-Term	RFP	Project
1.7.3	Short-Term	RFP	Project
1.7.4	Short-Term	RFP	Project
1.7.5	Near-Term	RFP	Project
1.8.1	Near-Term	RFP	Project
1.8.2	Short-Term	RFP	Policy
1.8.3	Near-Term	RFP	Project
1.8.4	Short-Term	RFP	Policy
1.8.5	Immediate	RFP	Policy
1.9.1	Immediate	RFP	Project
1.9.2	Short-Term	CL	Policy
1.9.3	Short-Term	CL	Policy
1.9.4	Short-Term	RFP	Project
1.9.5	Short-Term	RFP	Project
1.9.6	Short-Term	RFP	Project
1.10.1	Immediate	CL	Policy
1.10.2	Short-Term	CL	Policy
1.10.3	Short-Term	CL	Policy
2.1.1	Near-Term	CL	Policy
2.1.2	Short-Term	RFP	Policy
2.1.3	Short-Term	CL	Policy
2.1.4	Short-Term	RFP	Project
2.1.5	Near-Term	RFP	Project
2.1.6	Short-Term	CL	Policy
2.1.7	Short-Term	CL	Policy
2.1.8	Near-Term	CL	Policy
2.1.9	Short-Term	CL	Policy
2.1.10	Immediate	RFP	Project
2.1.11	Short-Term	CL	Policy
2.2.1	Short-Term	RFP	Policy
2.2.2	Immediate	RFP	Project
2.2.3	Near-Term	RFP	Project
2.2.4	Immediate	CL	Policy
2.3.1	Immediate	RFP	Policy

Figure 58

CL = Community Leadership
RFP = Request for Proposal